

CAROL W. SPIGNER
2406 Valley Road
Harrisburg, PA 17104
Grantor's Name and Address

2009-014046
Klamath County, Oregon



10/30/2009 09:51:58 AM

Fee: \$42.00

DONALD W. SPIGNER and
CAROL W. SPIGNER, Trustees
2406 Valley Road
Harrisburg, PA 17104
Grantee's Name and Address

After recording, return to:

DONALD W. SPIGNER and
CAROL W. SPIGNER, Trustees
2406 Valley Road
Harrisburg, PA 17104

Until requested otherwise, send all tax statements to:
DONALD W. SPIGNER and
CAROL W. SPIGNER, Trustees
2406 Valley Road
Harrisburg, PA 17104

STATUTORY WARRANTY DEED

CAROL W. SPIGNER, also known as CAROL WILSON WILLIAMS, Grantor, conveys to DONALD W. SPIGNER and CAROL W. SPIGNER, Trustees, or their successors in trust, under the SPIGNER LIVING TRUST, dated October 13, 2009, and any amendments thereto, Grantee, the following real property free of liens and encumbrances, except as specifically set forth herein:

The following described real property in Klamath County, Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXCEPTIONS of record on file with the County of Klamath.

* This deed is being recorded in reliance upon an Abstract of Claiming Successor in Testate Estate No. 9401745, recorded in Klamath County, Oregon on 6/23/1996, Volume m94, Page 19607.

The true consideration for this conveyance is \$ NONE (Here, comply with the requirements of ORS 93.030.)

DATED 10/13/09

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Carol W. Spigner
CAROL W. SPIGNER

STATE OF PA, County of Bucks) ss.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HOLLY S. MILLER, Notary Public
Lower Southampton Twp., Bucks County, PA
My Commission Expires June 21, 2010

This instrument was acknowledged before me on 10/13/09, 2009, by Carol W. Spigner.

[Signature]
Notary Public for _____ My commission expires 6/21/10

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

The E1/2NE1/4 and the N1/2NW1/4NE1/4 of Section 26 Township 35 South, Range 12 E.W.M. , SAVING AND EXCEPTING THEREFROM any portion thereof lying within the following described parcel: Beginning at a point on the West boundary of the NE1/4 of Section 26, said point being 30 feet South from the Northwest corner of the SW1/4NE1/4 of said section; thence North along the West boundary of the NE ¼ of said section to the North quarter corner of said section; thence East along the North boundary of said section to a point 100 feet East from the Northwest corner of the NE1/4NE1/4 of said section; thence South 30 feet; thence West parallel to and 30 feet from the North boundary of said section to a point 30 feet Easterly from the West boundary of the NE ¼ of said section; thence South parallel to and 30 feet from the West boundary of the Ne1/4 of said section to a point 30 feet South of the North boundary of the SW1/4NE1/4 of said section; thence West 30 feet to the point of beginning. TOGETHER WITH AN EASEMENT for road and utility purposes over an across the 30 foot strip excepted above and an easement for ingress and egress not exceeding 30 feet across the Northerly boundary of the SE1/4NW1/4 of said Section 26 to the Godowa Springs Road (S-65).

SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

The N1/2NW1/4NE1/4 of Section 26 Township 35 South, Range 12 E.W.M., SAVING AND EXCEPTING THEREFROM any portion lying with the following described parcel: Beginning at a point on the West boundary of the NE1/4 of Section 26, said point being 30 feet South from the Norwest corner of the SW1/4NE1/4 of said section: thence North along the West boundary of the NE1/4 of said section to the North quarter corner of said section; thence East along the North boundary of said section to a point 100 feet East from the Northwest corner of the NE1/4NE1/4 of said section; thence South 30 feet; thence West parallel to and 30 feet from the North boundary of said section to a point 30 feet Easterly from the West boundary of the Ne1/4 of said section; thence South parallel to and 30 feet from the West boundary of the NE1/4 of said section to a point 30 feet South of the North boundary of said section; thence West 30 feet to the point of beginning.

TOGETHER WITH AN EASEMENT for road and utility purposes over an across the 30 foot strip excepted above for an easement for ingress and egress not exceeding 30 feet across the Northerly boundary of the SE1/4NW1/4 of said Section 26 to the Godowa Springs Road (S-65).